

035.0

0001

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

889,500 /

889,500

USE VALUE:

889,500 /

889,500

ASSESSED:

889,500 /

889,500

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

Total Card / Total Parcel

No	Alt No	Direction/Street/City
4-6		GARDNER ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	ZHU HONGXIN	
Owner 2:	CHEN XUE JUN	
Owner 3:		

Street 1: 4 GARDNER STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DONNELLY THOMAS G-ETAL -

Owner 2: DONNELLY JUDITH A -

Street 1: 4 GARDNER STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474-3808

NARRATIVE DESCRIPTION

This parcel contains 4,694 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Vinyl Exterior and 2929 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4694		Sq. Ft.	Site		0	64.	1.19	3									358,925						358,900	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
104	4694.000	525,700	4,900	358,900	889,500									23968	
Total Card	0.108	525,700	4,900	358,900	889,500	Entered Lot Size								GIS Ref	
Total Parcel	0.108	525,700	4,900	358,900	889,500	Total Land:								GIS Ref	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	303.71	/Parcel: 303.7	Land Unit Type:								Insp Date	

11/06/18	12835!
PRIOR ID #1:	23968
PRIOR ID #2:	
PRIOR ID #3:	
DATE:	
TIME:	

PRINT	Date	Time
	12/10/20	18:10:58
LAST REV	Date	Time
	04/02/19	14:40:51
	apro	
	2835	
ASR Map:		
Fact Dist:		
Reval Dist:		
Year:		
LandReason:		
BldReason:		
CivilDistrict:		
Ratio:		

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONNELLY THOMAS	1213-50		10/29/1999		342,000	No	No		
	1046-42		7/1/1988		241,000	No	No	Y	

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
11/6/2018		MEAS&NOTICE							HS		Hanne S								
4/23/2009		Measured							163		PATRIOT								
6/14/2000		MLS																	
2/28/2000		Mailer Sent																	
2/24/2000		Measured							263		PATRIOT								
10/1/1991									PM		Peter M								

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																	
Type: 13 - Multi-Garden	2	Rating: Good																																																																																																																											
Sty Ht: 2A - 2 Sty +Attic		A Bath:	Rating:																																																																																																																										
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:																																																																																																																										
Foundation: 2 - Conc. Block		A 3QBth:	Rating:																																																																																																																										
Frame: 1 - Wood		1/2 Bath:	Rating:																																																																																																																										
Prime Wall: 4 - Vinyl		A HBth:	Rating:																																																																																																																										
Sec Wall: 2 - Clapboard	50 %	OthrFix:	Rating:																																																																																																																										
Roof Struct: 2 - Hip		OTHER FEATURES				RESIDENTIAL GRID																																																																																																																							
Roof Cover: 1 - Asphalt Shgl		Kits: 2	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 2																																																																																																																					
Color: BEIGE		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																																																																																																																						
View / Desir:		Frl:	Rating:			Other																																																																																																																							
GENERAL INFORMATION				WSFlue:	Rating:	Upper																																																																																																																							
Grade: C - Average		CONDOS INFORMATION				Lvl 2																																																																																																																							
Year Blt: 1912	Eff Yr Blt:	Location:				Lvl 1																																																																																																																							
Alt LUC:	Alt %:	Total Units:				Lower																																																																																																																							
Jurisdct:	Fact: .	Floor:				Totals	RMs: 12	BRs: 4	Baths: 2	HB																																																																																																																			
Const Mod:		% Own:																																																																																																																											
Lump Sum Adj:		Name:																																																																																																																											
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																																																	
Avg Ht/FL: STD	Phys Cond: GD - Good	18. %		Exterior:	No Unit	RMS	BRs	FL																																																																																																																					
Prim Int Wall: 2 - Plaster	Functional:			Interior:		2	6	2																																																																																																																					
Sec Int Wall:	Economic:			Additions:																																																																																																																									
Partition: T - Typical	Special:			Kitchen:																																																																																																																									
Prim Floors: 3 - Hardwood	Override:			Baths:																																																																																																																									
Sec Floors:		Total: 18.6 %		Plumbing:																																																																																																																									
Bsmnt Flr: 12 - Concrete				Electric:																																																																																																																									
Subfloor:				Heating:																																																																																																																									
Bsmnt Gar:				General:																																																																																																																									
Electric: 3 - Typical																																																																																																																													
Insulation: 2 - Typical																																																																																																																													
Int vs Ext: S																																																																																																																													
Heat Fuel: 2 - Gas																																																																																																																													
Heat Type: 1 - Forced H/Air																																																																																																																													
# Heat Sys: 2																																																																																																																													
% Heated: 100	% AC: 50																																																																																																																												
Solar HW: NO	Central Vac: NO																																																																																																																												
% Com Wall	% Sprinkled:																																																																																																																												
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																																																																																																																					
SPEC FEATURES/YARD ITEMS								PARCEL ID	035.0-0001-0011.0																																																																																																																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																												
3	Garage	D	Y	119X20	A	AV	1915		21.58	T	40	104			4,900		4,900																																																																																																												
More: N	Total Yard Items:	4,900	Total Special Features:		Total:	4,900																																																																																																																							
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